



The District • Downtown Community Improvement District
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RECEIVED DEC 13 2017

December 13, 2017

Honorable Mayor Treece
City of Columbia
701 East Broadway
Columbia, MO 65205

Re: Downtown CID Proposed Slate of 2018 – 2021 Board Candidates with Alternates

Dear Mayor Treece:

The Downtown CID Board respectfully submits a slate of five board candidates to serve from 2018-2021, for your consideration. The five proposed board members include:

- Jesse Garcia
- Tony Grove
- Mike McClung
- John Ott
- Andy Waters

The five proposed alternative board members include:

- Adam Boisclair
- Caleb Colbert
- Dale Logan
- Van Hawxby
- Christina Kelley
- Lisa Klenke
- Jack Maher

Attached is information regarding the candidates, selected to represent the diverse stakeholders in the Downtown CID. Please let me know if I can provide additional information or answer any questions.

Sincerely,

Katie Essing
Executive Director
Downtown Community Improvement District

Cc: City Council Members
Sheela Amin, City Clerk
Mike Matthes, City Manager
Nancy Thompson, City Attorney

CID BOARD

Kevin Czaicki
Centurylink

Blake Danuser
Binghams

Nickie Davis
Muse

Adam Dushoff
Addison's

Kenny Greene
Monarch Jewelry

Tony Grove
Grove Construction

Steve Guthrie
Landmark Bank

Michael McClung
Dungarees, Resident

Tom Mendenhall
The Lofts at 308 Ninth

David Parmley
The Broadway Hotel

Deb Sheals
Historic Preservation Consulting

Ben Wade
Guitarfinder

Michael Wagner
Central Bank of Boone County

Marti Waigandt
808 Cherry

Andrew Waters
100 North Providence



RESOLUTION NO. 2018-18

A RESOLUTION OF THE DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT REQUESTING THAT THE MAYOR OF THE CITY OF COLUMBIA, MISSOURI, APPOINT JESSE GARCIA, TONY GROVE, MIKE MCCLUNG, JOHN OTT AND ANDY WATERS AS DIRECTORS FOR A THREE-YEAR TERM BEGINNING FEBRUARY 7, 2018. THE FOLLOWING ALTERNATE BOARD MEMBERS ARE PROPOSED: ADAM BOISCLAIR, CALEB COLBERT, DALE LOGAN, VAN HAWXBY, CHRISTINA KELLEY, LISA KLENKE AND JACK MAHER.

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT AS FOLLOWS:

WHEREAS, the Downtown Community Improvement Development District (the "District"), which was formed on February 7, 2011, by Special Ordinance No. 20866 (the "Ordinance") of the City Council of the City of Columbia, Missouri, is a political subdivision of the State of Missouri and is transacting business and exercising powers granted pursuant to the Community Improvement District Act, Sections 67.1401 through 67.1571, RSMo ("CID Act"); and

WHEREAS, under the Act, the above-referenced ordinance reserves unto the Mayor of the City of Columbia the power to appoint a successor Director with the advice and consent of the City Council to serve as a member of the Board of Directors of the District; and


WHEREAS, the Board of Directors recommends to the Mayor of the City of Columbia, Missouri, that **JESSE GARCIA, TONY GROVE, MIKE MCCLUNG, JOHN OTT AND ANDY WATERS** be appointed as Directors of the Board of Directors of the Downtown Community Improvement District to serve a three (3) year term of office commencing February 7, 2018. **THE FOLLOWING ALTERNATE BOARD MEMBERS ARE PROPOSED: ADAM BOISCLAIR, CALEB COLBERT, DALE LOGAN, VAN HAWXBY, CHRISTINA KELLEY, LISA KLENKE AND JACK MAHER.**

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The District hereby requests that the Mayor of the City of Columbia, Missouri, appoint **JESSE GARCIA, TONY GROVE, MIKE MCCLUNG, JOHN OTT AND ANDY WATERS** as Directors to serve a three (3) year term as a member of the Board of Directors of the Downtown Community Improvement District pursuant to the Act and the Ordinance cited above. **THE FOLLOWING ALTERNATE BOARD MEMBERS ARE PROPOSED: ADAM BOISCLAIR, CALEB COLBERT, DALE LOGAN, VAN HAWXBY, CHRISTINA KELLEY, LISA KLENKE AND JACK MAHER.**

2. The Executive Director is authorized to communicate the fact and contents of this Resolution to the Mayor the City of Columbia and to the City Attorney of the City of Columbia as soon as possible hereafter so that same may be placed on the appropriate agenda of the City

Passed this 12th day of December 2017.


_____, Chairman of the Board
of Directors

(SEAL)

-Attest:


_____, Secretary of the Board of Directors



Downtown CID

Proposed Slate of Directors

February 7, 2018 – February 6, 2021

Downtown CID Board

- *The proposed slate of candidates has been selected to represent the diverse stakeholders of the Downtown CID, complimenting the experience, skills and interests of the balance of the board.*
- Five 3 Year Terms: February 6, 2018 – 2021
- Expiring Terms: Mike McClung, Andy Waters, Blake Danuser, Steve Guthrie and Tony Grove.
- Board Election Conducted: November 14, 2017
- Elected Slate of Candidates:
 - Jesse Garcia
 - Tony Grove
 - Mike McClung
 - John Ott
 - Andy Water

Name: **Garcia, Jesse**

Property Owner: No

Business Owner: Yes – The Penguin, Roxy’s, Social Room/ Absolute Vintage

Registered Voter in CID: No

Qualifications: *Garcia is interested in serving on the board because he would like to provide feedback and opinions for downtown business owners in order to help the City grow. Rather than just field complaints, Garcia would like to create solutions in order to help the neighborhood become stronger. Garcia owns and operates several small businesses that require him to have knowledge over a wide range of topics. Garcia is experienced in business management, development, marketing and operations. He manages nearly 80 employees across 4 businesses. Garcia is an avid philanthropist, hosting fundraising events for several local charities each year, including Rainbow House, The Dream Factory, Woodhaven and The Children’s Hospital. Garcia also serves as a small business consultant, evaluating and teaching*

businesses how to limit liabilities and develop leadership. In addition, Garcia has over 20 years of construction experience. Overall, Garcia would genuinely love the opportunity to help the community create Columbia into a great place to live and work, coming together to create solutions.

Name: **Grove, Tony**
Property Owner: Yes – 10 – 12 South Ninth Street
Business Owner: Grove Construction, L.L.C.
Registered Voter in CID: No

Qualifications: *Grove is experienced in construction services and has volunteered labor, materials and equipment to the Columbia Area Career Center and other local small projects. Grove loves downtown and spends a great deal of time in The District. He would like to help The District grow and be the best it can be. A current Downtown CID Board Member, Grove would like to continue to work to achieve this goal. In addition to his role as a board member, Grove also serves on the Gateways and Economic Development/ Solid Waste Committees. Grove Construction LLC has completed many projects downtown, allowing Grove to bring a new perspective and contribute to the overall board concerning construction development as well as the overall growth of the downtown area.*

Name: **McClung, Mike**
Property Owner: Yes – 122 South Ninth, 1012 East Broadway, 515 East Cherry
Business Owner: Yes – Dungarees, Britches
Registered Voter in CID: Yes – resident of downtown

Qualifications: *A 15-year resident of downtown, McClung is also an experienced Downtown CID Board Member, currently serving as chair for the organization. McClung's previous community service includes work with the Boys and Girls Club and serving as a firefighter. McClung would like to see through the implementation of a constituent outreach program and the creation and implementation of a permanent Parking task force. McClung has served on three parking committees and brings a unique perspective to the table. McClung lives, has owned hospitality, retail and service based businesses and has invested significantly in real estate within The District.*

Name: **Ott, John**
Property Owner: Yes – 29 South Ninth Street, 304 South Ninth Street
Business Owner: Yes – Ott Historic Rehab, Alley A Real Estate
Registered Voter in CID: No

Qualifications: *Ott specializes in downtown rehabilitation projects, transforming historic buildings into creative developments. Ott has previously served on the Downtown CID Board and remains active on the Economic Development / Solid Waste and Operations Committees. Additional community involvement includes work with the Special Business District, Flatbranch Park Committee, United Way, GetAbout Columbia and the North Village Arts District. Ott spends a great deal of time downtown and would like to see The District be a great place to live, work and play for people of all demographics in the community. Ott is experienced in property redevelopment and management, running businesses within the CID for over 15 years.*

Name: **Waters, Andy**
Property Owner: Yes – 101 North Fourth Street, 100 North Fourth Street, Fifth and Ash parking lot, 305 East Ash Street, 313 East Ash Street, 400 East Walnut and 100 North Providence Road.
Business Owner: Yes – Real Estate Investment/ Property Management
Registered Voter in CID: No
Qualifications: *An experienced Downtown CID Board Member, Waters has served on the marketing, economic development and operations committees. In addition, Waters is involved with the Columbia Cemetery Association Board, The Heart of Missouri United Way Board, the Columbia Board of Adjustments and serves on the Columbia TIF Commission. Previous community service includes serving on the Columbia Chamber of Commerce Board, James T. Scott Monument Committee, The Food Bank for Central and Northeast Missouri Capital Campaign Steering Committee and the Columbia Sunrise SW Rotary Board. As a downtown business and property owner, Waters is passionate about ensuring the District is a vibrant and appealing place to shop, live, work and do business. A strong downtown is vital to the overall economic health of the community. Waters believes the CID Board offers a unique opportunity to maintain and improve the well being of the city. Upon the completion of Water’s current CID Board term, he will have served for six years. During that time, Waters has worked on the marketing, zoning, economic development and operations committees. Waters is currently the chair of the Operations Committee, which works to improve downtown issues such as cleanliness, lighting, grease disposal and landscaping.*

Downtown CID Board Alternate Applicant Summary

- Five 3 Year Terms: February 6, 2018 – 2021
- Expiring Terms: Mike McClung, Andy Waters, Blake Danuser, Steve Guthrie and Tony Grove.
- Board Election: November 14, 2017
- Submit 5 Proposed Board Members and 5 Alternates to Mayor for Selection: November 15, 2017.
- 30 Days for Mayor to Review – Potential selection during December 4 or 18 City Council Meeting

Candidates (listed alphabetically, all at least 18 years old):

Name: **Boisclair, Adam**
Property Owner: No
Business Owner: Yes – The Penguin
Registered Voter in CID: No
Qualifications: *Past community experience includes T/F Film Fest, Citizen Jane, Columbia Entertainment Company and PACE Youth Theater. Being a Columbia resident since 2002 has allowed Boisclair to experience the development of downtown Columbia throughout the years. Work experience at several businesses within The District, maintaining strong relationships with other business owners and employees. Boisclair has worked at multiple bars and venues and is currently part owner and CFO of The Penguin, Roxy's and The Social Room. Boisclair is the creator and communicator of business policies and procedures, leading weekly meetings with management staff.*

Name: **Colbert, Caleb**
Property Owner: No
Business Owner: Yes – Brown Willbrand, P.C.
Registered Voter in CID: No
Qualifications: *Colbert is a practicing attorney and shareholder with Brown Willbrand, P.C. Current and previous community service includes the Chamber of Commerce Board of Directors, Sunrise Southwest Rotary, Co-Chair of the Columbia Chamber of Commerce Agribusiness and Bioscience Committee, Columbia Ducks Unlimited Committee Co-Chair, Leadership Columbia graduate and Boone County Bar Association member. Colbert is interested in serving as a Downtown CID Board Member because his business is located downtown, therefore he spend a great amount of time in The District. Colbert has first-hand experience in how policies and decisions impact the downtown area. Colbert views the opportunity to serve on the CID Board as a way to use his wide-ranging experience to give back to the community as a volunteer. As a real estate attorney and business owner in the CID, Colbert brings a unique perspective and skillset to the board. Colbert is also familiar with the zoning code for downtown Columbia and has attended many meetings on the subject.*

Name: **Dale, Logan**
Property Owner: Designated representative – Landmark Bank
Business Owner: Designated representative – Landmark Bank
Registered Voter in CID: No
Qualifications: *Dale brings over 25 years of experience in the finance serving industry, as well as experience on varied civic, non-profit and quasi-governmental entities. Dale's community involvement includes serving as Finance Chair for the Mizzou ExecMBA Alumni Chapter, Finance Chair-Elect for the Missouri UMC Lead Administrative Team and various board and committee positions in the Chamber of Commerce, civic organizations, United Methodist Church, industrial development authority and Ozark Regional Medical Center while living in several communities in South Central Missouri. Dale would like to serve on the Downtown CID Board in order to give back to the community while representing Landmark Bank and other District constituents in a fair and ethical manner, maintaining the downtown as a vibrant and essential part of the community of Columbia.*

Name: **Hawxby, Van**
Property Owner: No
Business Owner: Yes – DogMaster Distillery
Registered Voter in CID: No
Qualifications: *Hawxby is experienced as a manufacturer and distributor of alcohol and spirits. Previous community service includes serving on the Downtown CID Marketing Committee, on the Allied Arts Association and as the Marketing/Advertising/Promotions coordinator for the Trails West Music Festival in St. Joseph, MO. Hawxby has the skills, abilities and experience that lead to crafting and spreading a unified message about The District and the diverse businesses that comprise downtown. In addition, Hawxby operates DogMaster Distillery downtown and would like to see The District as a thriving component of Columbia. Hawxby has 3 years of experience working as an advertising representative with a newspaper, with an assigned territory of downtown in a community where the downtown area was economically depressed. Through Hawxby's efforts, he was able to negotiate special advertising rates that were favorable to downtown retail/service/restaurant businesses through group advertising. This allowed Hawxby to rally the downtown business community and work together for group promotions. Hawxby also created the marketing strategy to promote a regional music festival through his work with Trails West, maximizing a limited budget with trade out opportunities and sponsorships.*

Name: **Kelley, Christina**
Property Owner: No
Business Owner: Yes – Makes Scents, 25 South Ninth Street
Registered Voter in CID: No
Qualifications: *Kelley is a former Downtown CID Board Member, Past Chair and currently an active member of both the Marketing and Gateway Committees. Kelley also serves on the PACE Board of Directors and is involved with community events including True/False Film Fest, Roots and Blues and the Community Learning Center. Kelley would like to serve on the CID Board to help create successful events and promote The District by maintaining connections throughout downtown and the greater community. Kelley has over 30 years of retail experience, event management expertise and 10 years of service to the Downtown CID Board (previously CCA Board).*

Name: **Lisa Klenke**
Property Owner: No
Business Owner: Yes – Calhoun’s, 911 East Broadway
Registered Voter in CID: No
Qualifications: *An actively engaged business owner, Klenke currently serves on the CID Marketing Committee and is devoted to improving the overall downtown. Past community service includes the University of Missouri Human Environmental Sciences Alumni Board, the PTA, Hickman High School Concessions, Senior All-Night Party and Kings Daughters. Klenke loves working, shopping and dining in The District. Calhoun’s has been located at 911 East Broadway for 24 of 27 years in business. Klenke began volunteering for downtown projects and greatly enjoys contributing to the success of our live/work/play neighborhood. Bringing knowledge of the downtown history, Klenke brings expertise and creative ideas forward. A recent successfully implemented concept was hosting a Social Media Workshop for Downtown CID stakeholders, which was well received. Klenke is also proud of recent marketing successes, including the launch of a new Restaurant Week initiative and enhanced District branding efforts.*

Name: **Jack Maher**
Property Owner: Yes – 402 East Broadway and 22 South 4th Street
Business Owner: Maher Commercial Real Estate
Registered Voter in CID: No
Qualifications: *Bringing a wealth of knowledge, Maher has owned downtown property for 40 years and operated a downtown business for 20 years. Previous community experience includes volunteering with the Columbia CVB.*